

# Request for Council Action

Originator Planning	Item <b>Rezone of 84 parcels within South Loop as recommended by the South Loop District Plan</b>
Agenda Section Ordinances	Date 12/7/2015
Description	

## GENERAL INFORMATION

Applicant: City of Bloomington

Locations and Request:

Case Letter	Addresses	Rezone District
A	2850 and 2870 Metro Drive, 1901, 2001, 2051, 2101, 2201, 2221, 2231, 2241, 2251, and 2261 Killebrew Drive, 1918, 2008, 2020, and 2600 American Blvd E, 2115, 2201, 2351, 2615, and 2731 E 78 <sup>th</sup> Street, 7851 26 <sup>th</sup> Avenue S, 7800 and 7901 24 <sup>th</sup> Avenue S, 7800 and 7900 International Drive, 2943, 3035, 3049 and 3053 E Old Shakopee Road, and 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, and 3037 Long Meadow Circle	From CS-1 (Commercial Services) to C-4 (Freeway Office)
B	2901, 2950, 3001, and 3050 Metro Drive, 7800, 7801, 7850, and 7851 Metro Parkway, 2901 E 78 <sup>th</sup> Street, and 3311 E Old Shakopee Road	From CO-1 (Commercial Office) to C-4 (Freeway Office)
C	8009, 8011, 8101, 8121, and 8131 34 <sup>th</sup> Avenue S, 8101 36 <sup>th</sup> Ave S, 3601 and 3701 American Blvd E, and 6 Appletree Square	From CO-1 (Commercial Office) to HX-R (High Intensity Mixed Use with Residential)
D	3 and 4 Appletree Square	From CS-1 (Commercial Services) to HX-R (High Intensity Mixed Use with Residential)
E	2600 and 2700 E 82 <sup>nd</sup> Street and 8001 and 8101 28 <sup>th</sup> Avenue S	From CO-1 (Commercial Office) to LX (Lindau Mixed Use)
F	2401 American Blvd E	From I-1 (Industrial Park) to LX (Lindau Mixed Use)
G	2375 and 2401 E Old Shakopee Road and 2400 E 86 <sup>th</sup> Street	From CS-1 (Commercial Services) to SC (Conservation)

Case Letter	Addresses	Rezone District
H	4301 American Blvd E	From CO-1 (Commercial Office) to SC (Conservation)
I	7900 28 <sup>th</sup> Avenue S, 2400 and 2500 E 79 <sup>th</sup> Street, and 2700 American Blvd E	From Commercial Services Planned Development Airport Runway, CS-1(PD)(AR-17) to Freeway Office Airport Runway, C-4(AR-17)
J	2800 American Blvd E	From Commercial Office Planned Development Airport Runway, CO-1(PD)(AR-17) to Freeway Office Airport Runway, C-4(AR-17)

Note: Except as noted above, all existing overlay zoning districts will remain in place.

### DEADLINE FOR AGENCY ACTION

Waived by applicant

Newspaper Notification: Confirmed – (11/26/2015 Sun Current – 10 day notice required)

Direct Mail Notification: Confirmed – (PC 500 foot buffer – 10 day notice required)

### STAFF CONTACT

Jason Schmidt, Planner

(952) 563-8922 [jschmidt@BloomingtonMN.gov](mailto:jschmidt@BloomingtonMN.gov)

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Requested Action

### RECOMMENDATION

Planning Commission and staff recommend the following motions to approve rezoning of 84 properties. To minimize motions, the City Council could determine which Case Letters have unanimous support or unanimous opposition and handle those together in a combined motion. Then the others could be voted on individually.

#### Rezoning

- A) In Case 10969A-15, move to adopt an ordinance rezoning the primary district from CS-1 (Commercial Services) to C-4 (Freeway Office) for 2850 and 2870 Metro Drive, 1901, 2001, 2051, 2101, 2201, 2221, 2231, 2241, 2251, and 2261 Killebrew Drive, 1918, 2008, 2020, and 2600 American Blvd E, 2115, 2201, 2351, 2615, and 2731 E 78<sup>th</sup> Street, 7851 26<sup>th</sup> Avenue S, 7800 and 7901 24<sup>th</sup> Avenue S, 7800 and 7900 International Drive, 2943, 3035, 3049 and 3053 E Old Shakopee Road and 3001, 3003, 3005, 3007, 3009, 3011, 3013, 3015, 3017, 3019, 3021, 3023, 3025, 3027, 3029, 3031, 3033, 3035, and 3037 Long Meadow Circle;
- B) In Case 10969B-15, move to adopt an ordinance rezoning the primary district from CO-1 (Commercial Office) to C-4 (Freeway Office) for 2901, 2950, 3001, and 3050 Metro Drive, 7800, 7801, 7850, and 7851 Metro Parkway, 2901 E 78<sup>th</sup> Street, and 3311 E Old Shakopee Road;
- C) In Case 10969C-15, move to adopt an ordinance rezoning the primary district from CO-1 (Commercial Office) to HX-R (High Intensity Mixed Use with Residential) for 8009, 8011, 8101, 8121, and 8131 34<sup>th</sup> Avenue S, 8101 36<sup>th</sup> Ave S, 3601 and 3701 American Blvd E, and 6 Appletree Square;

- D) In Case 10969D-15, move to adopt an ordinance rezoning the primary district from CS-1 (Commercial Services) to HX-R (High Intensity Mixed Use with Residential) for 3 and 4 Appletree Square;
- E) In Case 10969E-15, move to adopt an ordinance rezoning the primary district from CO-1 (Commercial Office) to LX (Lindau Mixed Use) for 2600 and 2700 E 82<sup>nd</sup> Street and 8001 and 8101 28<sup>th</sup> Avenue S;
- F) In Case 10969F-15, move to adopt an ordinance rezoning the primary district from I-1 (Industrial Park) to LX (Lindau Mixed Use) for 2401 American Blvd E;
- G) In Case 10969G-15, move to adopt an ordinance rezoning the primary district from CS-1 (Commercial Services) to SC (Conservation) for 2375 and 2401 E Old Shakopee Road and 2400 E 86<sup>th</sup> Street;
- H) In Case 10969H-15, move to adopt an ordinance rezoning the primary district from CO-1 (Commercial Office) to SC (Conservation) for 4301 American Blvd E;
- I) In Case 10969I-15, move to adopt an ordinance rezoning from Commercial Services Planned Development Airport Runway, CS-1(PD)(AR-17) to Freeway Office Airport Runway, C-4(AR-17) for 7900 28<sup>th</sup> Avenue S, 2400 and 2500 E 79<sup>th</sup> Street, and 2700 American Blvd E; and
- J) In Case 10969J-15, move to adopt an ordinance rezoning from Commercial Office Planned Development Airport Runway, CO-1(PD)(AR-17) to Freeway Office Airport Runway, C-4(AR-17) for 2800 American Blvd E.

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Attachments:

Staff Report

Ordinance

Comparison of Standards for Each Rezoning Area

Maps

Draft Planning Commission Minutes 11/5/15

Public Hearing Notification Map

Affidavits of Publication in Official Newspaper